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OFFICE OF THE CITY MANAGER

NO. LTC # 354-2013

LETTER TO COMMISSION

TO:

Mayor Matti Herrera Bower and Members of the City Commission

FROM:

Jimmy L. Morales, City Manager

DATE:

September 25, 2013

SUBJECT: ELIMINATION OF PARKING SPACES FROM SUNSET DRIVE

BACKGROUND

The Palau at Sunset Harbour project is a proposed 5-story mixed use apartment building, slated to contain 50 Residential Units, 11,325 S.F. of Commercial Space, and 153 parking spaces. It was approved by the Planning Board on May 22, 2012 and by the Design Review Board on October 2, 2012. As part of the Palau project approval, the applicants were required to work with the City to remove four existing parking spaces from Sunset Drive. The applicant had no objection to the removal of these spaces. This request came from the residents of Sunset Islands 3 and 4, who have argued that these spaces have historically created problems with safety and traffic flow, given the narrow one-way traffic lane for vehicles leaving Sunset Island 4. Landscaping and an expanded sidewalk are proposed to replace the spaces.

In this particular circumstance, all four parking spaces are in a 90 degree angle and in close proximity to the intersection (20th Street and Sunset Drive). Once construction begins, the Code will trigger current standards and parking will be prohibited in this area. Both Parking and Planning concur with the removal of the spaces.

ANALYSIS

Historically, the Administration has made changes to meter zones. Through time, parking needs change and parking regulations (meters, loading zones, disabled spaces, etc.) are installed. removed, or relocated.

City Code, Sec. 106-41. Authority of City Manager.

(a) The city manager is authorized and directed to establish, as traffic conditions may require, zones to be known as parking meter zones upon such streets in the city as he shall select for the location of such zones, and to cause parking meters to be installed and parking meter spaces to be designated as provided in this article. He shall fix the time limitation for legal parking in such zones and spaces. The city manager, from time to time, may add to, change or abandon such parking meter zones. In selecting, changing or abandoning such parking meter zones, the city manager shall be guided and governed by location, amount of traffic, the demand for parking space, the congestion of traffic, the use of the street, and any other conditions which may be existent.

ACTIONS

The Administration will effectuate the desires expressed by the residents and remove the parking spaces or the ability to park vehicles there until such time as the project construction progresses to permanently alter the right of way with the expansion of the sidewalk and landscaping.

If you have any questions or need additional information, please feel free to contact me.

